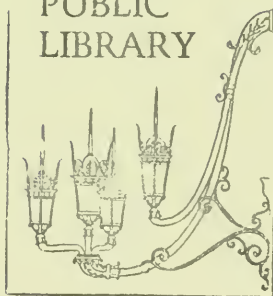


GOVDOC

BRA

763

BOSTON
PUBLIC
LIBRARY



DOC
RA

MEMORANDUM

BOSTON PUBLIC LIBRARY

TO: Ron Fong

FROM: Jim Kostaras, Urban Design

DATE: August 12, 1988

SUBJECT: Design Staff Recommendation Regarding The Selection
Of Development Teams For Chinatown Parcel R-3/R-3A

I recommend that the Authority designate the Asian Community Development Corporation (ACDC) as developers of Chinatown Parcel R-3/R-3A. The ACDC proposes a housing development which will both meet the needs of Chinatown families and fit into the existing residential neighborhood in Chinatown. The following aspects of the ACDC design proposal distinguish it from the proposed Chinese Economic Development Council Development:

1. ACDC has designed compact, but efficient, 3 and 4 bedroom units that are suited to the particular needs of families with children. Most 3 and 4 bedroom family units are located on the lower floors of each building and have direct ground level access to outdoor space, access to private terraces or direct stairway access to outdoor space. As the ACDC proposal demonstrates, accessible private and semi-private outdoor space makes high density urban housing (in neighborhoods such as Chinatown) more liveable for families with children.

2. The distribution of residential units will allow for a stronger sense of community among neighbors. Most family units have private entries or share semi-private entries; in the towers, a maximum of four units on each floor share a common elevator lobby, instead of long, anonymous double-loaded corridors (which are more typical in high-rise construction.) This approach to residential design allows for more control, more responsibility for maintenance among residents and more familiarity among neighbors.

3. The proposal provides usable open space which is accessible to both residents and the general Chinatown community, currently suffering from a critical lack of open space. The project includes a range of public, semi-private and private courtyards, terraces and rooftop gardens which will simultaneously accommodate a variety of uses and activities.

4. The slender, unimposing residential towers have a minimal shadow impact on both the adjacent neighborhood and the proposed courtyards, allowing a balance of sunlight and shadow throughout the site. Also the narrow profile of the towers present a distinctive landmark on the skyline when viewed across the Massachusetts Turnpike.

In comparison to the ACDC, the Chinese Economic Development Council (CEDC) proposal fails to meet our objective of providing appropriate family housing in Chinatown in the following significant ways:

1. Most family units have no direct access to either public or private outdoor space, with the exception of the townhouses on Maple Place (which have private backyard terraces.) CEDC locates most family units on the upper floors of the mid-rise and high-rise buildings which obligates families with children to rely on elevators and double-loaded corridors for access to either the courtyard or public terraces.

2. The proposed open space (in the courtyard) will be in shadow during most of each day.

3. Most of the residents will have limited use of the proposed courtyard. A large part of the green space in the courtyard is devoted to private terraces and backyards for each of the townhouses. The residents of the mid-rise and high-rise buildings will be able to use only the remainder of the courtyard, which is entirely paved. The public, paved portion of the courtyard will function primarily as an indirect through-block pedestrian, with few opportunities for other uses.

4. The Washington Street-Oak Street tower, will cast extensive shadows on the future housing site across Oak Street during afternoons throughout most of the year.

In the final analysis, the ACDC design concept provides better housing for both families with children and elderly residents; the negative aspects of the design - such as the lack of retail space, insufficient detail in the design of the townhouse facades and the questionable location of the garage entry - are not inherent to the overall design concept and, thus, can be modified with further review.

Ron Fong
Page Three
August 12, 1988

The CEDC proposal includes certain outstanding features - larger units, well-designed duplex townhouses on Maple Place, active street level retail space on Washington Street; CEDC's basic housing design concept, however, is inherently less appropriate and lacking in amenities for families in a high-density urban neighborhood such as Chinatown.

Attached is a detailed evaluation of each proposal based on BRA objectives and criteria stated in the Parcel R-3/R-3A RFP guidelines.

DESIGN EVALUATION OF DEVELOPMENT PROPOSALS

FOR

CHINATOWN PARCEL R-3/R-3A

BOSTON REDEVELOPMENT AUTHORITY

JAMES KOSTARAS, URBAN DESIGN STAFF

AUGUST 12, 1988

I. ASIAN COMMUNITY DEVELOPMENT CORPORATION PROPOSAL

A. PROJECT DESCRIPTION

The ACDC project consists of 244 residential units, a 34,800 s.f. YMCA combined with Single Room Occupancy units and childcare center, and 2 enclosed courtyards. A below ground parking garage provides 174 parking spaces on two levels, with access provided on Washington Street.

The project architects (Woo & Williams) have organized the residential buildings around two inward-oriented public and semi-public courtyards. The buildings form a continuous street frontage along the perimeter of the site. Large entryways through the buildings provide access between the interior courtyards and the streets. The architects have effectively organized the site as a "super-Block" or large enclave, rather than creating smaller blocks by extending the existing street grid into the site.

Components of the building mass are as follows:

- o Two 15 story residential towers along Marginal Road. The tower at the corner of Marginal Road and Washington Street contains 55-one and two-bedroom units. The second tower is located adjacent to the Chinese Evangelical Church and contains 55 elderly and handicap units. Both towers are narrow in profile, with typical floor plans of only 4 units.
- o A 4 story low-rise residential building along Oak Street, Maple Place and between the two courtyards which includes 63 stacked walk-up duplex units. Each unit has private entrances from either the street of the courtyards.
- o An 8 story midrise building on Washington Street which includes 16 stacked duplex units with entrances on floors 1-4, and 26 duplex family units on floors 5-8, serviced by a single-loaded corridor from an elevator lobby.
- o Brick rowhouses on Pine Street with 5 triplex units.

- o YMCA located at Marginal Road, with an entrance on Washington Street. The YMCA includes: (i) 24 SRO units on the second and third floors of a low-rise building overlooking Washington Street, and (ii) a 2,500 s.f. childcare center located in the housing wing that separates the two courtyards.

The building facades are built of precast panels, brick veneer and stucco-type material, embellished with recessed and applied balconies.

The lower courtyard is fully planted with mature trees while the upper courtyard (built over a portion of the YMCA) is paved and covered with a trellis structure. A rooftop garden is also provided.

B. PROJECT EVALUATION BASED ON BRA OBJECTIVES AND CRITERIA

1. Use and Programmatic Guidelines

BRA Objective: To create family housing.

- o % units for families (3 and 4 bedrooms):
50% of the total are 3 and 4 bedroom units (110 units)
- o % units for elderly:
25% (55 units) of the total units are allocated to the elderly.
- o SF YMCA:
30,800 SF
(34,800 SF including 24 single room occupancy units)
- o Floor Area Ratio (excluding below grade parking):
FAR 3.5 (which is less than the guidelines requirement of FAR 4.25.)
- o Total GSF (340,000 GSF):
277,197 SF
(339,835 SF with parking)
- o Total GSF allocated for non-residential uses (below 50,000 GSF):
- o Total residential units:
244 units total
(220 residential units plus 24 SRO units)
- o Compatibility with existing use patterns:

The proposed program includes a mix of residential and community uses which are compatible with existing neighborhood uses. However, the proposal does not include the mix of retail uses that are prevalent in the Chinatown residential neighborhood.
- o Location of Community service:

Community service space is included as part of the YMCA.

- o Childcare space:

A 2,500 SF childcare center, located in the housing wing that separates the upper and lower courtyards, will have access to a play area in the upper courtyard.

- o Relocation and placement of YMCA (self-contained structure vs. integration into project):

The YMCA, located between the two residential towers, shares party walls with housing on three sides. Part of the YMCA is built under the upper courtyard, which suggests that the construction of the YMCA will have to be integrated with and concurrent to construction of the entire project. The YMCA has direct access to the courtyard spaces. The main entrance to the YMCA is off Washington Street near the tower. Administrative spaces are located in a portion of the non-elderly tower.

- o Commercial/retail space on the perimeter of site at the street level:

The proposal does not include space for retail uses. Residential duplexes occupy the ground level along Washington Street, precluding active street level neighborhood retail and service uses which would serve to integrate the project into the existing community.

- o Distribution of unit types within the project:

The program segregates the various unit types according to categories of anticipated occupants (such as families, elderly etc.)

The proposal provides housing that is particularly suitable for families with children. In general, the 3 and 4 bedroom family units are located on the lower levels which have either direct ground floor access to outdoor space and play areas, or access that requires no more than two flights of stairs. Most family units share semi-private entries which allow for more control, more responsibility for maintenance and a greater sense of community among neighbors. In contrast, the duplex family units on the upper floors of the Washington Street mid-rise building, which are serviced by a single-loaded corridor from an elevator lobby, have private rooftop terraces in place of access to the outdoor courtyards.

The residential tower at the corner of Marginal Road and Washington Street includes 55 one and two bedroom units. The second residential tower includes 55 elderly and handicap units. The 4 story low-rise residential building along Oak Street, Maple Place and between the two courtyards includes 63 stacked walk-up duplex units. The 8 story mid-rise building on Washington Street includes 16 stacked duplex units with entrances on floors 1-4, and 26 duplex family units on floors 5-8, serviced by a single-loaded corridor from an elevator lobby. Finally, the in-fill townhouses on Pine Street include 5 triplex units. The three and four bedroom duplex/triplex units are intended for families.

2. Architectural Scale

BPA Objective: To architecturally integrate the project into the existing neighborhood.

- o Compatibility with existing architectural context:

Materials:

The use of precast panels and brick veneer, embellished with recessed and applied balconies, is consistent and compatible with the older residential buildings in Chinatown.

Detailing:

The strong cornice lines, the use of stone or pre-cast coping, the change of materials and the differentiation of the base, top and middle parts of the facade is consistent with the better examples of older residential architecture in Chinatown. The townhouses are somewhat stark in comparison to the adjacent brick rowhouses.

Proportion and scale:

The size and proportion of windows, balconies and doorways are consistent and compatible with the scale of the older residential buildings in Chinatown.

Architectural elements/vocabulary in the facade design:

In general, the proposed design uses the better examples of brick architecture in Chinatown as precedents for the projects. Several elements in the proposed design however, have no precedents in Chinatown, such as the square "trellis" window projections, the heavy handed rustication on the Washington Street buildings and the somewhat idiosyncratic, over-sized gateways through the buildings into the courtyard.

- o Scale and articulation of building massing in relation to existing architectural context:

The towers are slender in profile and have an unimposing presence on the skyline which minimize the shadow impact on the neighborhood. The four-story duplexes lack the detail and articulation of the adjacent brick row houses. The long continuous building wall of the duplexes contrasts with the smaller incremental scale of the existing rowhouses in the adjacent neighborhood where each house is expressed as a distinct and individual dwelling unit.

The proposed design includes no bays or window projections which would reinforce the residential scale of the neighborhood. The 3-story gateways into the courtyard are out of scale with the 4-story duplex buildings through which they pass.

- o Setback for new construction to match setback of existing adjacent buildings:

The proposed buildings substantially conform to the setbacks and cornice lines of existing adjacent buildings.

- o Overall compatibility of site plan and building massing with the existing neighborhood:

The architect has designed the site as a "superblock" -or enclave-and has chosen not to extend the existing neighborhood streets through the site. The site plan of the proposal is reminiscent of older public housing projects (e.g. Castle Square); it disrupts and discontinues the existing pattern and size of the small-scale residential blocks in Chinatown. The project does not reflect the existing street pattern or residential character of the adjacent neighborhood around Johnny Court and Pine Street. Although the wide three-story gate ways through the buildings to the courtyard conform to the pattern of existing streets and pedestrian desire paths, the continuous building wall which bridges over the gateways seems monolithic and imposing.

- o General IPOD height (88'-100'):
With the exception of the two residential towers. the project conforms to the general IPOD' height.
- o Maximum height (155'):
The proposed height of the towers is 150' exclusive of the elevator and stair penthouses.

3. Open Space

BRA Objective: To provide usable and accessible open space.

- o Specific intended uses for open space:

The upper courtyard is semi-private space for the residents' use and includes a child play area. The lower courtyard is accessible to the larger community. The brick paved courtyard, with benches and a tree bosque, serves as a through-block pedestrian way. In addition, the ACDC, the property management staff and tenant committee will program uses in the courtyards. The space is not designed for active recreation, such as basketball.

- o Degree of public accessibility to open spaces:

Three ground level gateways through the residential buildings provide uncontrolled access into the larger courtyard. The stairway and grade change between the courtyards will effectively limit public access into the smaller courtyard.

- o Play area for children:

A play area (unfenced) is in the upper level semi-public courtyard adjacent to the child care center.

- o Community Garden:

The roof top community garden (on the Washington Street building) might be impractical and unrealistic.

- o Overall quality of open space (including proposed paving and plant materials:)

The larger public courtyard is fully planted with trees and is paved in its entirety, with no grass areas; the smaller upper courtyard is paved and has a trellis structure with no trees.

- o Streetscape: (including repaved public sidewalks, street trees, pedestrian level lighting:)

Brick and concrete sidewalks with honey locust street trees.

4. Shadow Impact:

~~BRA~~ Objective: To minimize the shadow impact of the project on existing and proposed public space:

- o Shadow impact on the adjacent neighborhood:

Shadow impact on the adjacent neighborhood is not extensive. The elderly tower, however, will cast a shadow on the proposed Pine Stett in-fill townhouses and the back of the church during late afternoon in autumn and spring.

- o Shadow impact on proposed public open space:

The proposed courtyards enjoy a balance of sunlight and shade through most of the year. Most of the upper courtyard, however, will be in shadow during late afternoon in autumn and spring.

5. Parking and Service Access

BRA Objective: To minimize traffic and parking impact in neighborhood.

- o Parking ratio (.7 spaces/unit:)

Parking ratio of .7 spaces/unit in conformance with the guidelines.

- o Below grade parking garage; number of levels:

Two levels (62,640 SF)

- o Security in parking garage:

A card machine and automatic barrier provide security at the garage entrance. This entry has the advantage] of access off two-way Washington Street, a major north-south connector; and the disadvantage of interrupting Washington Street traffic and creating safety problems at the pedestrian crossing.

- o Parking garage access location:

The one entry to the garage is from Washington Street.

- o Location of service areas:

Security & Safety

Enclosed

No adverse visual impact on project and surrounding neighborhood.

6. Visual Impact

BRA Objective: To create a distinctive landmark - or gateway - for Chinatown.

- o Visual impact of proposed architecture on:

The low-scale townhouses visually terminate and frame views down the small residential streets such as Johnny Court and Pine Street. The eight story mid-rise, with consistent cornice lines, provides a visual presence appropriate to the width and importance of Washington Street; the slender tower at the corner of Washington and Marginal Streets is an elegant focal point to Washington Street as it extends south from downtown. The narrow profile of both towers, viewed from the Mass. Turnpike and the South End, help to create unimposing, yet distinctive, landmarks on the city skyline.

- o Impact on existing sight lines and creation of new sightlines:

The project reinforces existing sight lines without blocking any important vistas.

- o Availability of child play area:

Most family units have either private outdoor terrace space or access to ground level outdoor space. In addition, the upper courtyard has a play area for the child care center.

- o Storage:

There is adequate closet space in all units.

- o Average SF area of units:

| | |
|----------------|---------|
| Studio | 415 SF |
| 1 bd.(elderly) | 540 SF |
| 1 bd. | 600 SF |
| 2 bd. | 800 SF |
| 3 bd. | 1100 SF |
| 4 bd. | 1300 SF |
| SRO | 100 SF |

7. Housing Quality

BRA Objective: To provide housing units which meet the needs of future residents.

- o Direct access to open space for family units or access to outdoor terrace space:

All large family units either have direct access to outdoor courtyard space or access to private rooftop terraces, with the exception of 13 duplex units on the 5th and 6th floors of the mid-rise building on Washington Street.

- o Separate dining room or eat-in kitchen:

All units have combined living and dining spaces.

- o Minimum dimension per bedroom (double occupancy):

Most units have a 10-00" minimum dimension per per bedroom with the exception of the 3 bedroom duplex units which include a small bedroom that is inadequate for double occupancy. The elderly tower also includes units with bedrooms which are too small for double] occupancy.

- o Average number of dwelling units per entry:

In the townhouses, no more than 2 units share each semi-private entry. In the mid-rise, 26 large units share access by means of a single-loaded corridor and and elevator lobby. The residential towers each have an elevator lobby which serves 55 units (with 4 units on each floor.)

II. CHINESE ECONOMIC DEVELOPMENT COUNCIL PROPOSAL

A. PROJECT DESCRIPTION

The CEDC project consists of 227 residential units, 7,327 s.f. of commercial space, and a 36,728 s.f. community building which includes the YMCA and a childcare center. A one-level below grade garage provides 194 parking spaces; access to the garage is on Marginal Road.

The project architect (Chia-Ming Sze) has organized three mixed-use buildings and a community center along the perimeter of the site to create an enclosed courtyard space. Arched gateways through the buildings provide pedestrian access into the courtyard. The architect has designed the site as a "superblock" and has chosen not to extend the existing streets through the site.

The major components of the project are as follows:

- o Two residential towers located along Washington Street which step down to lower heights toward Oak Street and Maple Place. The primary tower, which is located at the corner of Washington Street and Marginal Road, rises 17 stories to 155'. The second tower, located at the corner of Washington and Oak Streets, rises 11 stories to 100". Elderly units are not separated from family units in this project.
- o A third midrise building at 9 stories extends along Washington Street between the two taller residential buildings. A large gateway is located between Washington Street and the courtyard. A large community room and management space is located on the first floor of this building. Commercial space is located on the first floor of the three buildings, facing Washington Street. The stepped-down portions of the buildings provide terraces that overlook the courtyard.
- o Four-story brick rowhouses are located along Oak Street and Maple Place. The rowhouses contain 26 three and four bedroom flats and duplexes, with the ground level units opening onto individual terraces facing onto the central courtyard.

- o A community building is located on Marginal Road near the Boston Chinese Evangelical Church. This building consists primarily of the YMCA, which is completed to rough finish. The first floor of this building contains a large multi-purpose room and a childcare center with a separate entrance off the courtyard.

The architect proposes to sheath the three midrise/highrise buildings with brick veneer, with precast concrete and granite trim. The rowhouses contain brick veneer with wood dormers and bays, and roofs made of composition slate.

The central courtyard is partially divided by the community room. The courtyard is fully planted with mature trees. A community garden is located at Pine Street and Maple Street.

B. PROJECT EVALUATION BASED ON BRA OBJECTIVES AND CRITERIA

1. Use and Programmatic Guidelines

BRA Objective: To create family housing.

- o % units for families (3 and 4 bedrooms):

52% - 117 family units

- o % units for elderly:

No units are specifically set aside for the elderly: the marketing team will target studio and 1 bedroom units for the elderly occupants. 18% of the total are studio and 1 bedroom units (41 units) - below the 25% elderly requirement in the guidelines.

- o YMCA:
36,728 SF

- o Floor Area Ratio
(excluding below grade parking):

FAR 4.1 (which approximates the guidelines requirement of FAR 4.25)

- o Total GSF (340,000 GSF):
327,408 GSF

- o Total GSF allocated for non-residential use (below 50,000 GSF):
51,555 SF

- o Total residential units:
227 units (275,853 SF)

- o Compatibility with existing use patterns:

The proposed program includes a mix of residential, retail and community uses which are compatible with existing neighborhood uses.

- o Location of community service space:

A 36,728 SF community center will provide space for community service agencies including the YMCA. A SF common room on the ground floor of the nine-story mid-rise residential building is also available for community use.

The YMCA/Community Center includes space for a SF child care center facing out into an adequate SF outdoor play area in the courtyard.

- o Relocation and placement of YMCA (self-contained structure vs. integration into project):

A self-contained community building, completed to rough finish, provides space for the YMCA. The YMCA/Community Center is located on Marginal Road next to the Boston Chinese Evangelical Church. The main entrance to the YMCA is from Marginal Road with a secondary entrance off the central Courtyard. The first floor of this building contains a large multi-purpose room, classrooms, offices and a child care center off the courtyard. Separate parking space for 33 cars is provided for the YMCA in the below-grade garage. YMCA parking shares access from Marginal Road with the main garage. This design has the flexibility to be built in phases.

- o Distribution of unit types within the project:

The four-story rowhouses on Oak Street and Maple Place contain 26 three - and four-bedroom flats and stacked duplexes intended for families. The mid-rise and towers consist of a mix of studios, one-, two, and three-bedroom units. The placement of three-bedroom family units on the upper floors of the towers and the mid-rise building without easy access to outdoor play space is not adequate or appropriate housing for families with children.

- o Commercial/retail space on the perimeter of the site at street level:

The proposal includes street level retail space along the length of Washington Street in conformance with the guidelines. The narrow 24'-0" depth of each retail space, however, will limit the number of commercial tenants for whom the space will be feasible.

2. Architectural Scale

BRA Objective: To architecturally integrate the project into the existing neighborhood.

o Compatibility with existing architectural context:

Materials:

The use of brick veneer, pre-cast concrete, granite trim and wood dormers is consistent and compatible with the older residential buildings in Chinatown.

Detailing

Proportion and Scale

The size of windows, bays, dormers and mansard roof of the proposed townhouses are consistent and in scale with the adjacent existing row houses. However, the large size and proportion of windows in the towers and mid-rise on Washington Street do not retain the sensitive residential character and scale of either the proposed townhouses or the existing Chinatown rowhouses.

Architectural elements/vocabulary in the facade design.

The facade of the towers and mid-rise consists largely of architectural motifs such as arched windows, large circular windows projecting gables and over-sized roof hip, which have no rationale or precedent in the better examples of residential architecture in Chinatown.

Scale and articulation of building massing in relation to existing architectural context:

The towers seem bulky and excessively wide in relation to their respective heights; the shape and exaggerated size of the tower hip roofs seem out of scale with the existing residential architecture of Chinatown.

- o Setback for new construction to match setback of existing adjacent buildings:

The proposed buildings successfully conform to the setbacks of existing adjacent buildings.

- o Overall compatibility of site plan and building massing with the existing neighborhood:

The architect has designed the site as a "superblock"----or enclave----and has chosen not to extend the existing neighborhood streets through the site. The site plan of the proposal is reminiscent of older public housing projects (eg. Cathedral, Castle Square) in that it disrupts and discontinues the existing pattern and size of the small-scale residential blocks in Chinatown. The project fails to reflect the existing street pattern or comfortable, residential character of the adjacent neighborhood around Johnny Court and Pine Street.

The two pedestrian entries into the courtyard (Pine Street and Washington Street) have no direct or coherent connection with the pattern of existing streets and pedestrian "desire paths."

- o General IPOD height (88'-100'):

With the exception of the 155' residential tower at the Washington Street-Marginal Road intersection, the entire project is 100' or less in height in conformance with the IPOD.

- o Maximum height (155'):

The highest tower at 17 stories (155') conforms to the guidelines.

3. Open Space

BRA Objective: To provide usable and accessible open space.

o Specific intended uses for open space:

Use of open space will be limited. The courtyard includes semi-private backyard lawn spaces and terraces behind each townhouse. In practical terms, these lawn spaces will be used only by townhouse residents. The remaining area of the courtyard, which is paved, will be accessible to all project residents. This paved area will function primarily as a through-block pedestrian way. A play area for the child care center is also located in the courtyard.

- o Degree of public accessibility to open space:
There are two ground level entries into the courtyard (from Washington Street and Pine Street). Access through these entries is controlled by locked gates.
- o Play area for children:
An adequate fenced play area is adjacent to the child care center.
- o Community Garden:
A community garden is proposed for the Pine Street infill lot.
- o Overall quality of open space (including proposed paving and plant materials):

The public areas within the courtyard paved in their entirety; green areas are allocated entirely to the townhouses as private yards.
- o Streetscape: (including repaved public sidewalks, street trees, pedestrian level lighting:) Brick sidewalks with Norway maples.

4. Shadow Impact

BRA Objective: To minimize the shadow impact of the project on existing and proposed public open space:

- o Shadow impact on the adjacent neighborhood:
The Washington Street-Oak Street tower will cast shadows on the future housing site across Oak Street during afternoons throughout the year (except summer.) During autumn and spring mornings, this tower will also cast extensive shadows on the vest pocket park in front of the Quincy Tower entry.

- o Shadow impact on proposed public open space.
The proposed courtyard will be entirely in shadow throughout the year except during summer mornings.

5. Parking and Service Access

BRA Objective: To minimize traffic and parking impact in neighborhood.

- o Parking ratio (.7 spaces/unit:)

194 spaces at a ratio of .7 spaces/unit in conformance with the guidelines.

- o Below grade parking garage; number of levels:

one level

- o Security in parking garage:

There is a below grade security office at the garage entry.

- o Parking garage access location:

The one entry to the garage is from Marginal Road. which is one-way going west.

- o Location of service areas:

- o Security & Safety
- o Enclosed
- o No adverse visual impact on project and surrounding neighborhood.

Service areas are on the ground level of each of the three buildings on Washington Street (with service entries off Oak Street, Marginal Road and Washington St.) All service areas are enclosed with no adverse visual impact on the neighborhood.

- o General vehicular and pedestrian circulation:

6. Visual Impact

BRA Objective: To create a distinctive landmark-or gateway-for Chinatown.

- o Visual impact of proposed architecture on:

The townhouses visually terminate and frame views down the small residential streets such as Johnny Court and Pine Street. The Washington Street-Oak Street tower is an effective focal point for the view down Oak Street from Harrison Avenue because it blocks the existing view of the non-descript Quincy Tower. The midrise building, visible behind the townhouses, tend to visually impose on the small-scale of Johnny Court. Because of its bulky proportion, the largest residential tower does not distinguish itself as a landmark on the skyline, as viewed from the South End.

- o Impact on existing sight lines and reation of new sightlines.

The project does not block any existing views down the streets of Chinatown

7. Housing Quality

BRA Objective: To provide housing units which meet the needs of future residents.

- o Direct access to open space for family units or access to outdoor terrace space:

All townhouse duplexes have either direct ground floor access to outdoor open space or stairways that lead directly to open space. With the exception of ground floor units, the 3-bedroom townhouse flats require up to three flights of stairs as access to outdoor space, which is excessive for families with children. Only nine of the family units in the mid-rise and towers have direct access to either private or common outdoor terrace space. Most units in these buildings have no convenient access to outdoor space.

- o Separate dining room or eat-in kitchen:

All 4 bedroom duplex townhouses have separate dining spaces which is ideal for large households. Three bedroom townhouse flats and mid-rise/tower family units combine the dining area with the living area.

- o Minimum dimension per bedroom (double occupancy):

Many 3 bedroom units in the mid-rise and residential towers have bedrooms with an average minimum dimension of 10'-00", which is insufficient for double occupancy.

- o Average number of dwelling units per entry:

In the four-story townhouses 4-8 family units share each entry which is acceptable. In the mid-rise building and towers, however, an average of 25 family units, in addition to 40 one and two-bedroom units, share each of the three elevator lobby entrances, bringing into question the degree to which these buildings will be suitable for families with children or will foster a sense of community among neighbors.

- o Availability of child play area:

All 4-bedroom townhouse duplexes and 3-bedroom ground floor flats have direct access to lawn areas behind the townhouses. No other family units (in the mid-rise and towers), with the exception of those units with terraces, have direct access to child play area.

- o Storage:
There is adequate closet space in each unit.

- o The size of the living room in proportional to the number of bedrooms and occupants in each unit:

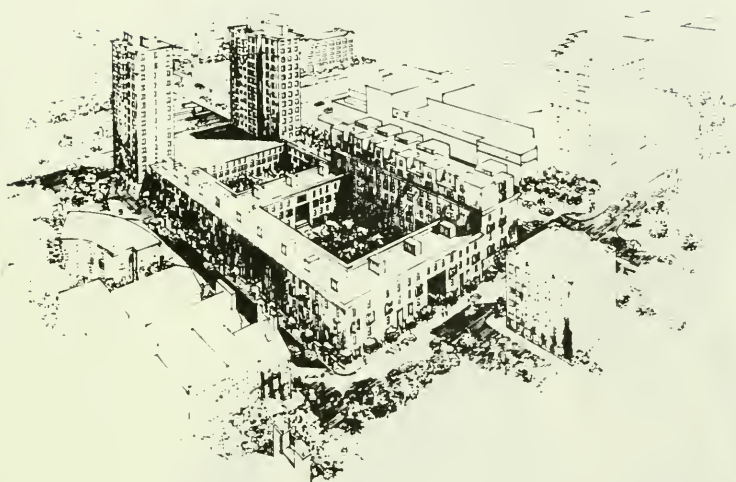
- o Average SF area of units:

| | |
|--------|----------|
| Studio | 500 SF |
| 1-BR. | 700 SF |
| 2-BR. | 1,000 SF |
| 3-BR. | 1,200 SF |
| 4-BR. | 1,400 SF |

**APPENDIX:
ARCHITECTURAL
PLANS**

CHINATOWN
Housing Improvement Program

華埠住宅改進計劃



DEVELOPMENT PROPOSAL
for the site of
Parcel R-3/R-3A Boston, MA

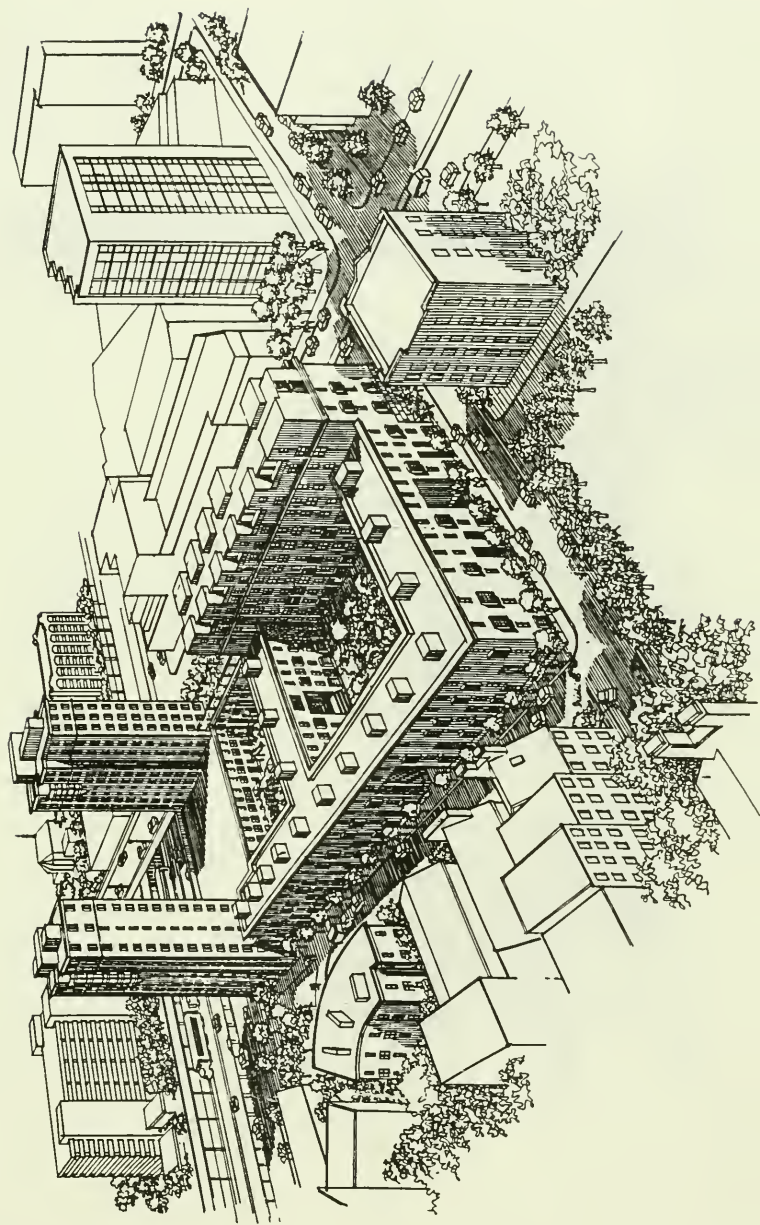
Submitted by
ASIAN COMMUNITY DEVELOPMENT CORPORATION

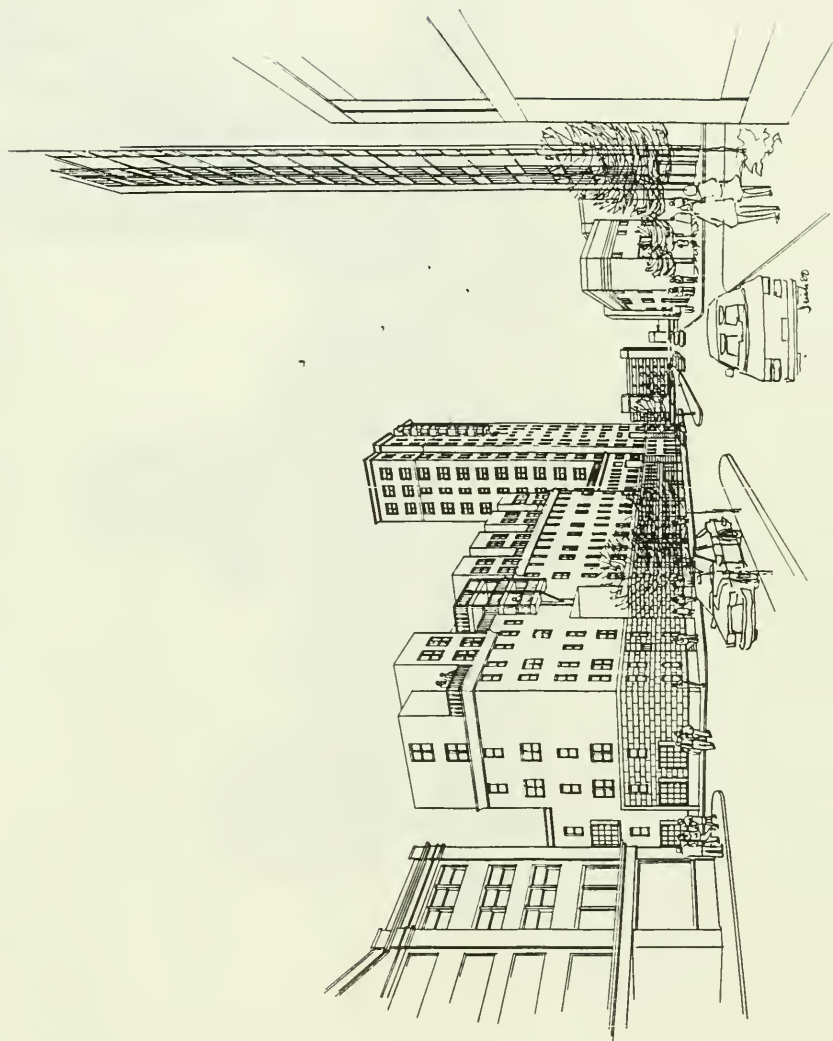
Greater Boston Community Development, Inc.
Development Consultant

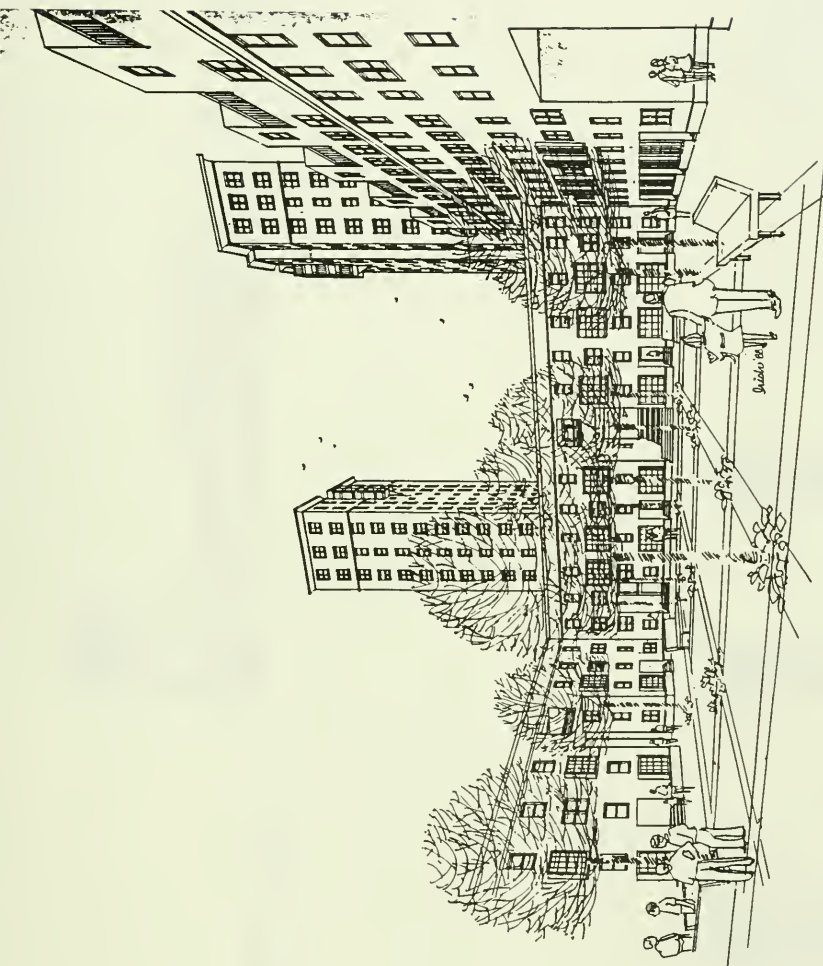
Woo & Williams
Architects

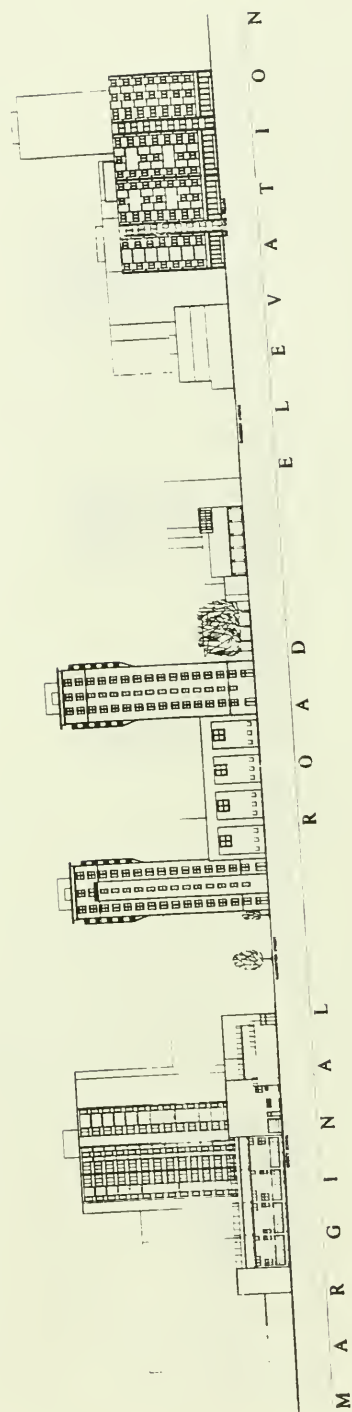
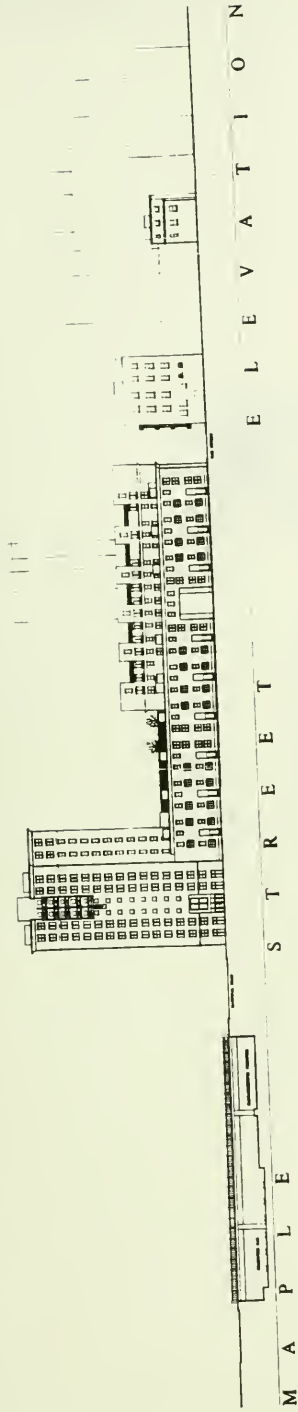
Goodwin, Procter & Hoar
Legal Counsel

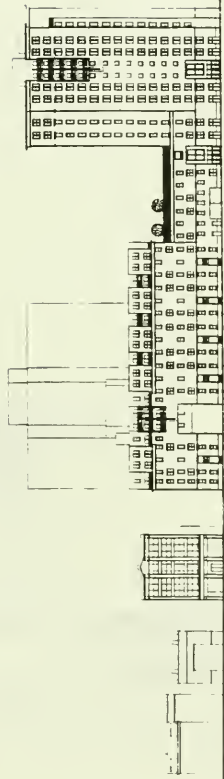
June 14, 1988



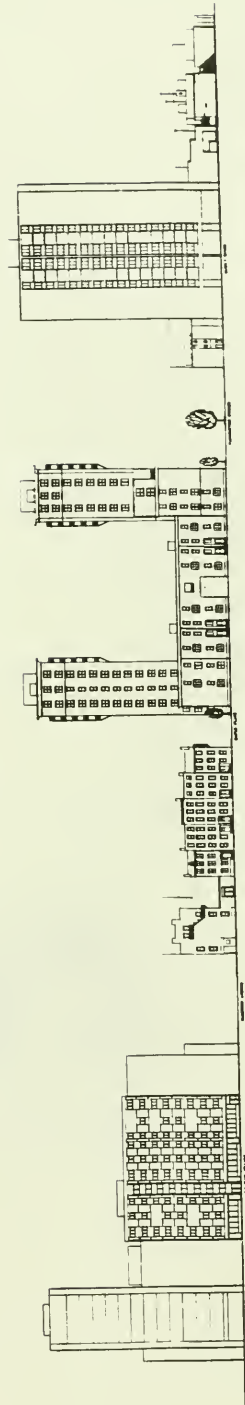




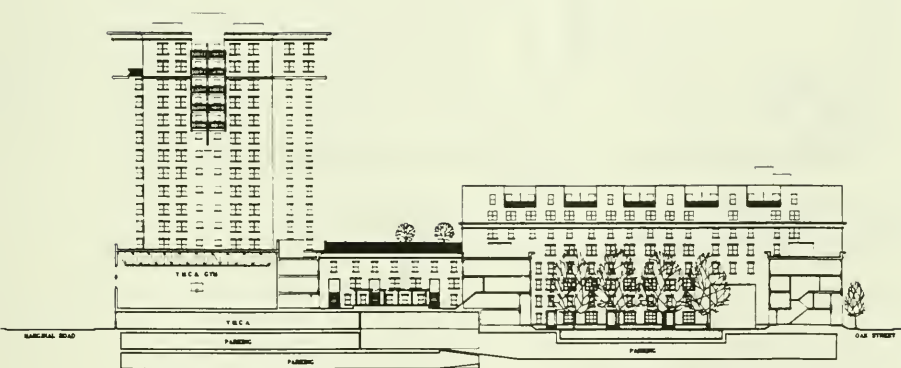




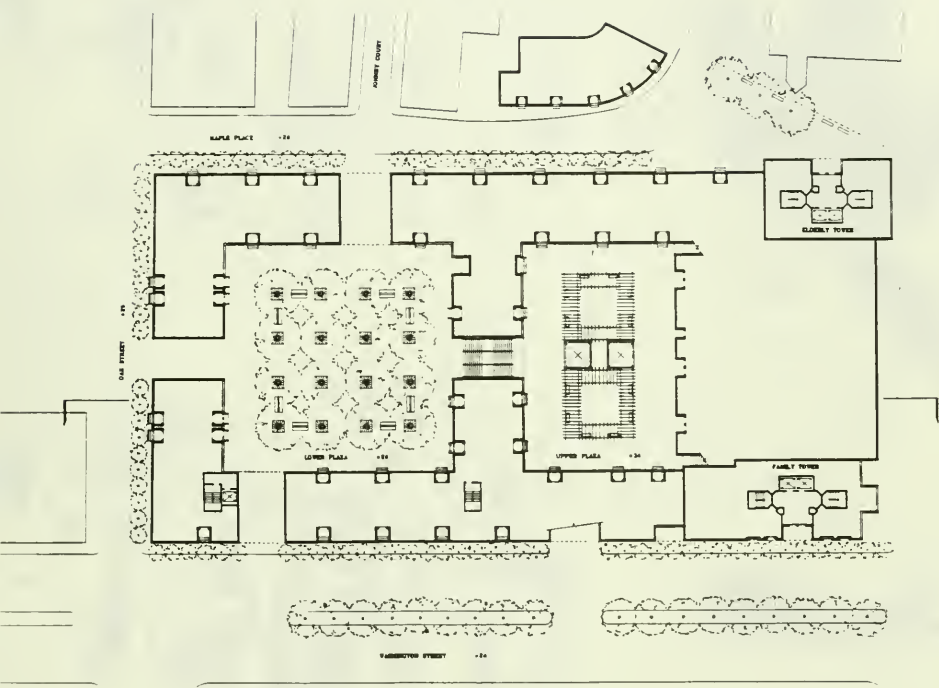
WASHINGTON STREET ELEVATION



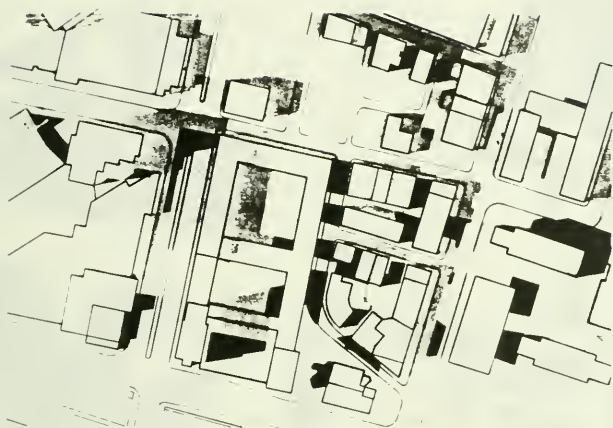
OAK STREET ELEVATION



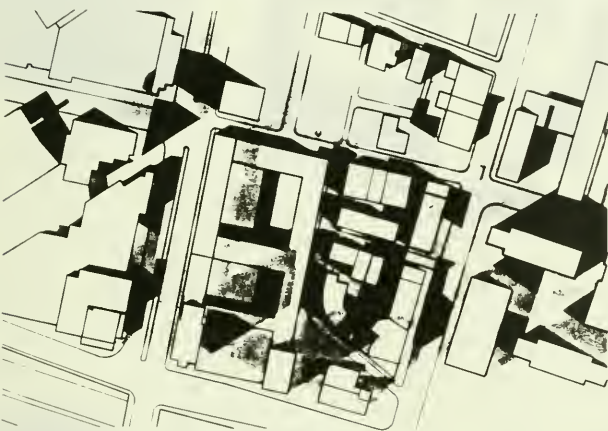
S I T E S E C T I O N



S I T E P L A N



SHADOW STUDY - SUMMER



SHADOW STUDY - AUTUMN & SPRING

LEGEND 9 AM 3 PM



BUILDING COMPONENTS

LEGEND

ONE & TWO BEDROOM UNITS
THREE BEDROOM UNITS
FOUR BEDROOM UNITS



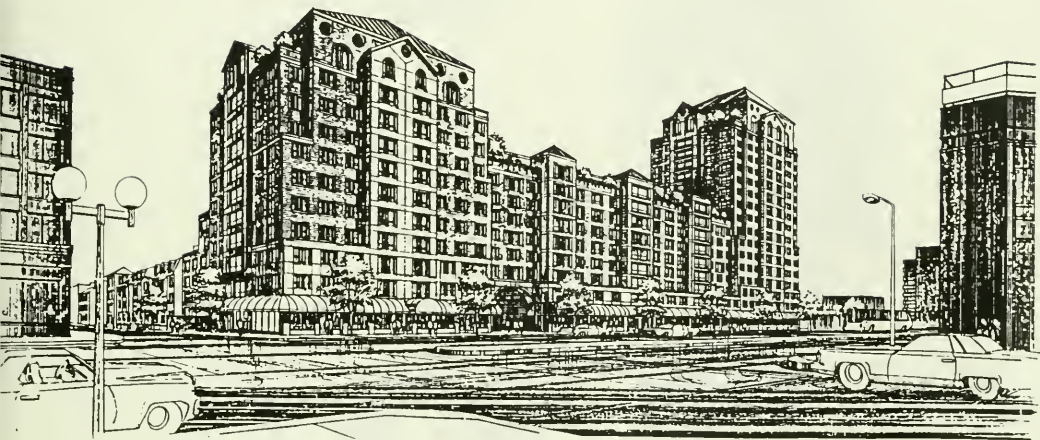
COMMUNITY GARDEN
ELDERLY UNITS
T.M.C.A.
PARKING





MEI WAH VILLAGE

美華邨



A New Housing Proposal for Boston's Chinatown Parcel R-3/R-3A

City of Boston

Raymond L. Flynn
MAYOR

Boston Redevelopment Authority

Stephen Coyle
DIRECTOR

Robert L. Farrell
CHAIRMAN

Joseph J. Walsh
VICE-CHAIRMAN

James K. Flaherty
TREASURER

Clarence J. Jones
VICE-TREASURER

Michael F. Donlan
VICE-CHAIRMAN, SUB-COMMITTEES

Kane Simonian
SECRETARY

Submitted By:

華人經濟發展協會

Chinese Economic Development Council, Inc.

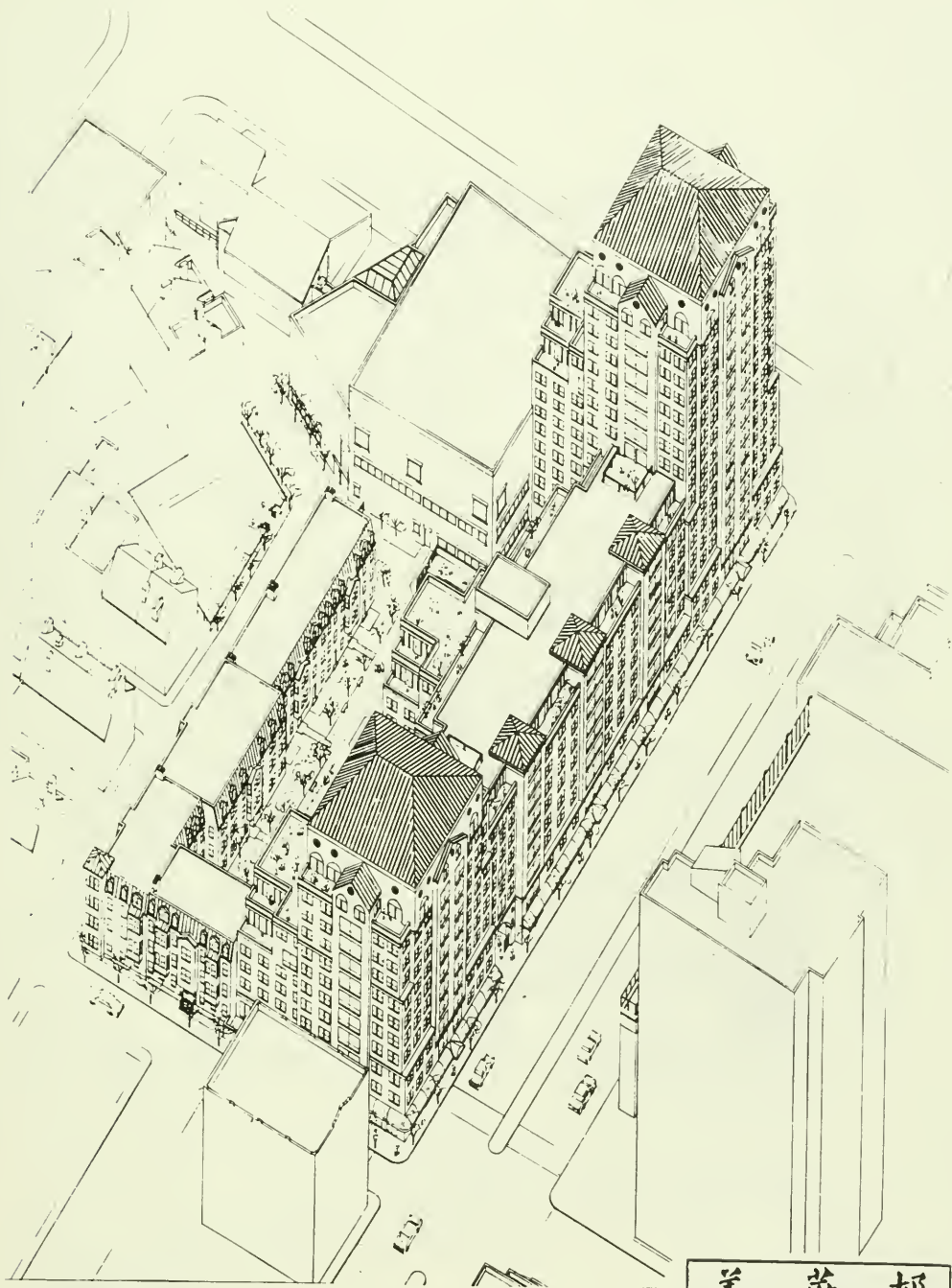
In joint venture partnership with

Fish Boston Development Corp.

and

McCormack Family Development Corp.

June 14, 1988



ISOMETRIC

Chiu-Ming San Architect Inc., Architects & Planners
351 K Street / Boston, Massachusetts 02110 / 617-451-3777

美 華 邨
MEI WAH VILLAGE

HARRISON AVENUE

JOHNNY COURT

PINE ST

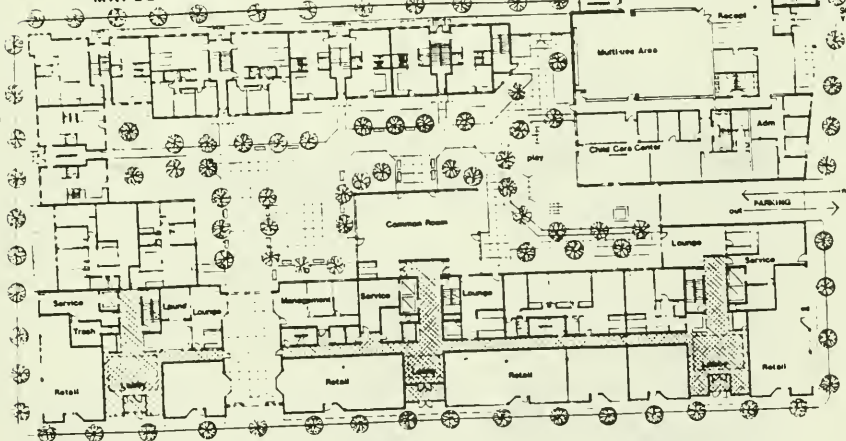
CHURCH

MAPLE PLACE

OAK ST

MARGINAL ROAD

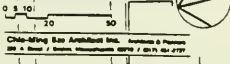
SOUTH COVE
YMCA



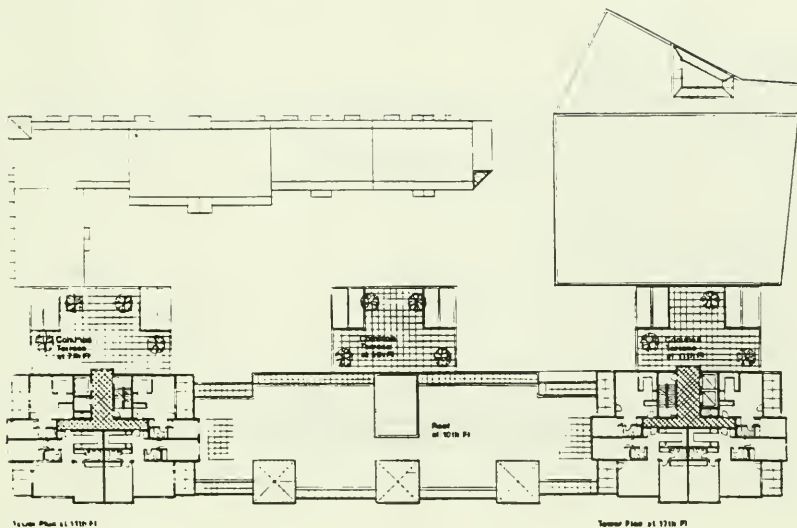
WASHINGTON ST

Quincy Elementary School

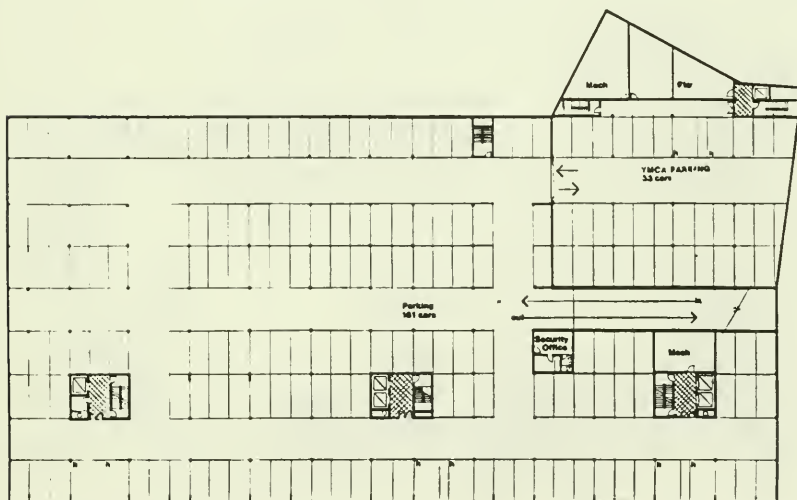
SITE PLAN



美 華 邨
MEI WAH VILLAGE



UPPER FL

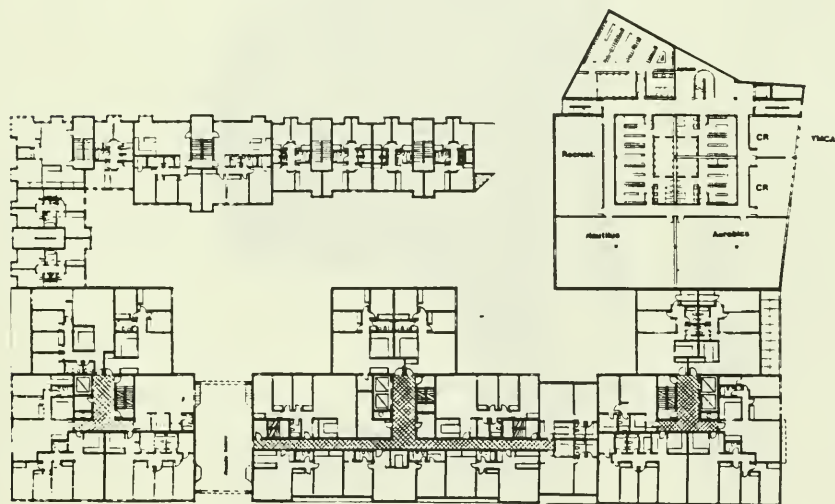
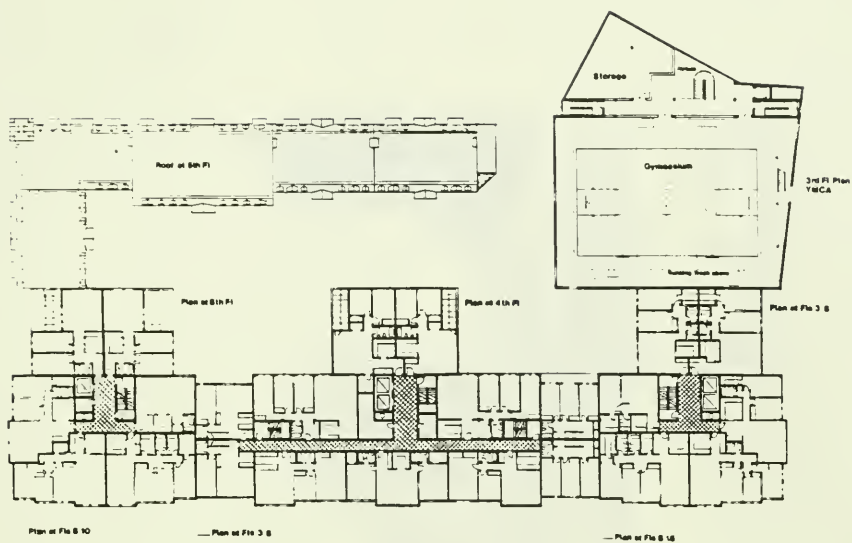


BASEMENT

0 10 20 30 40 50 60
 Chiu-Ming San Architect Inc., Architects & Planners
 401-4 Street / Toronto, International Airport / 416-754-0000

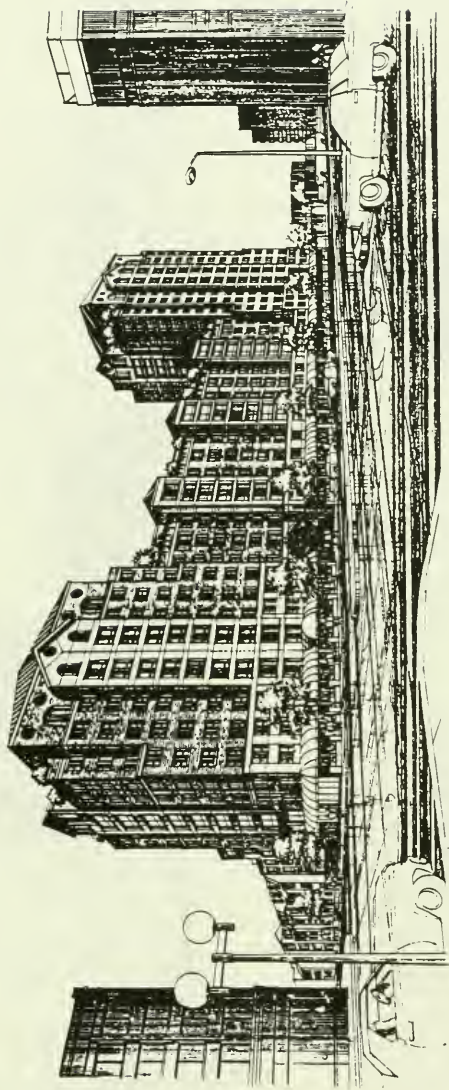


美華邨
 MEI WAH VILLAGE



Chiu-Ming Sun Architectural Inc. Architects & Planners
301 N. 3rd St. / Suite 1000 / Minneapolis, MN 55401 / Tel: 612.477.1111

美華邨
MEI WAH VILLAGE

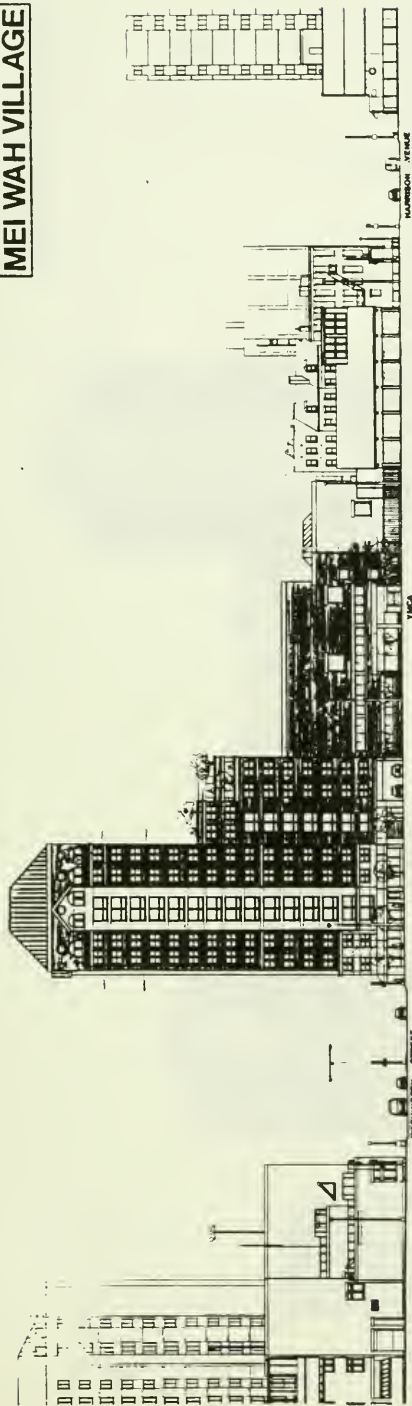


PERSPECTIVE VIEW **Corner of OAK and WASHINGTON STREETS**

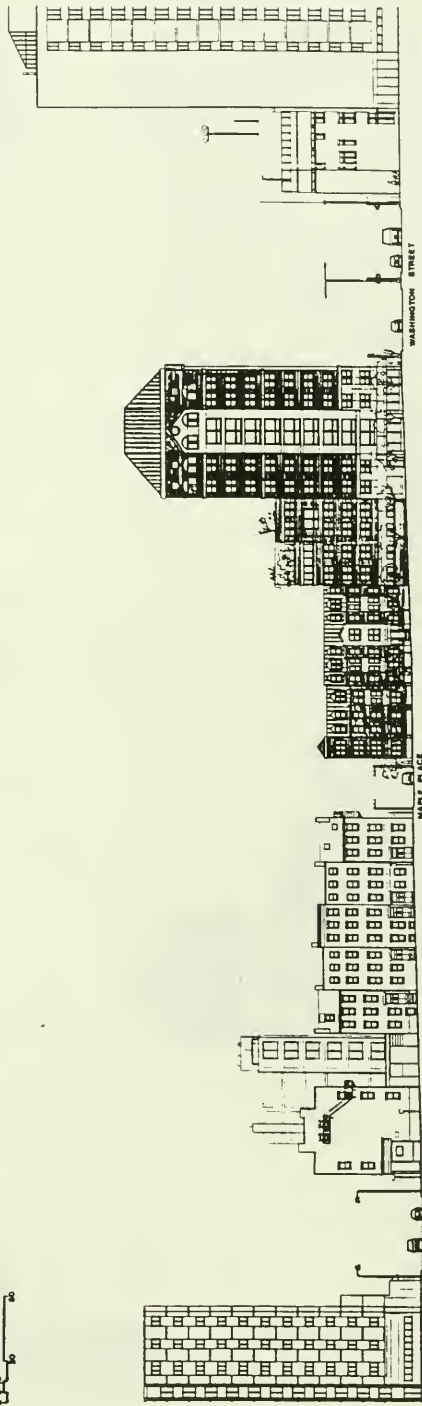
CHAI-MING KIM, Architect, S.W.
 1000 N. 10th St., Seattle, WA 98107
 206.461.1111

美 華 邨
 MEI WAH VILLAGE

美華邨
MEI WAH VILLAGE

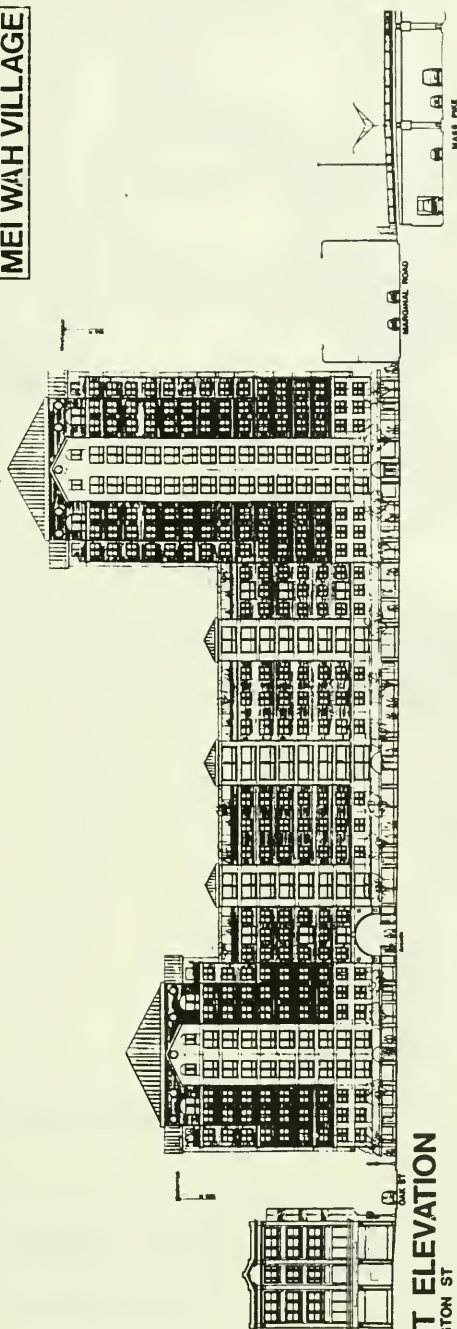


SOUTH ELEVATION
MARGINAL ROAD

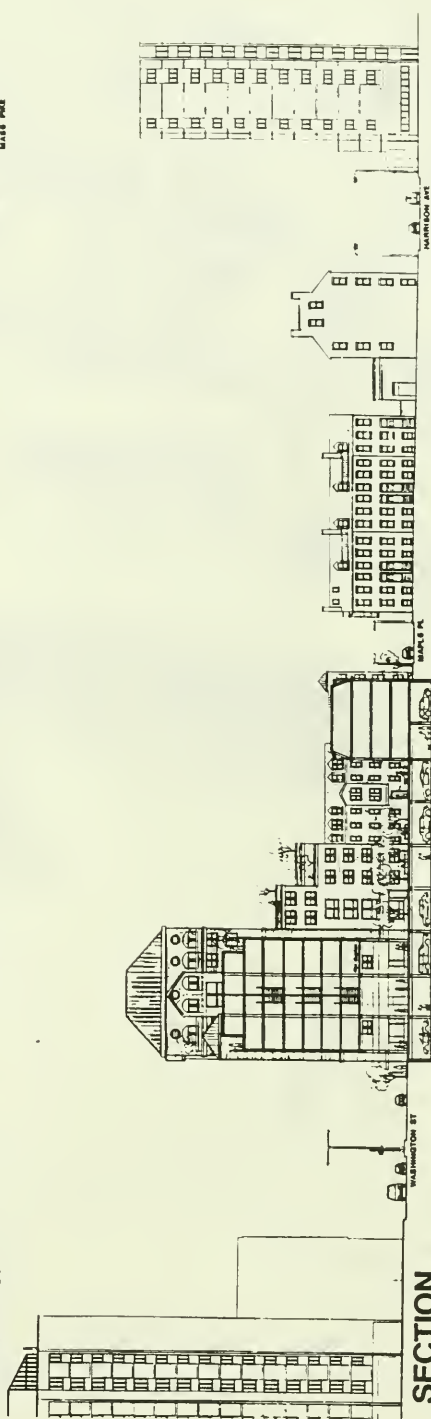


NORTH ELEVATION
OAK STREET

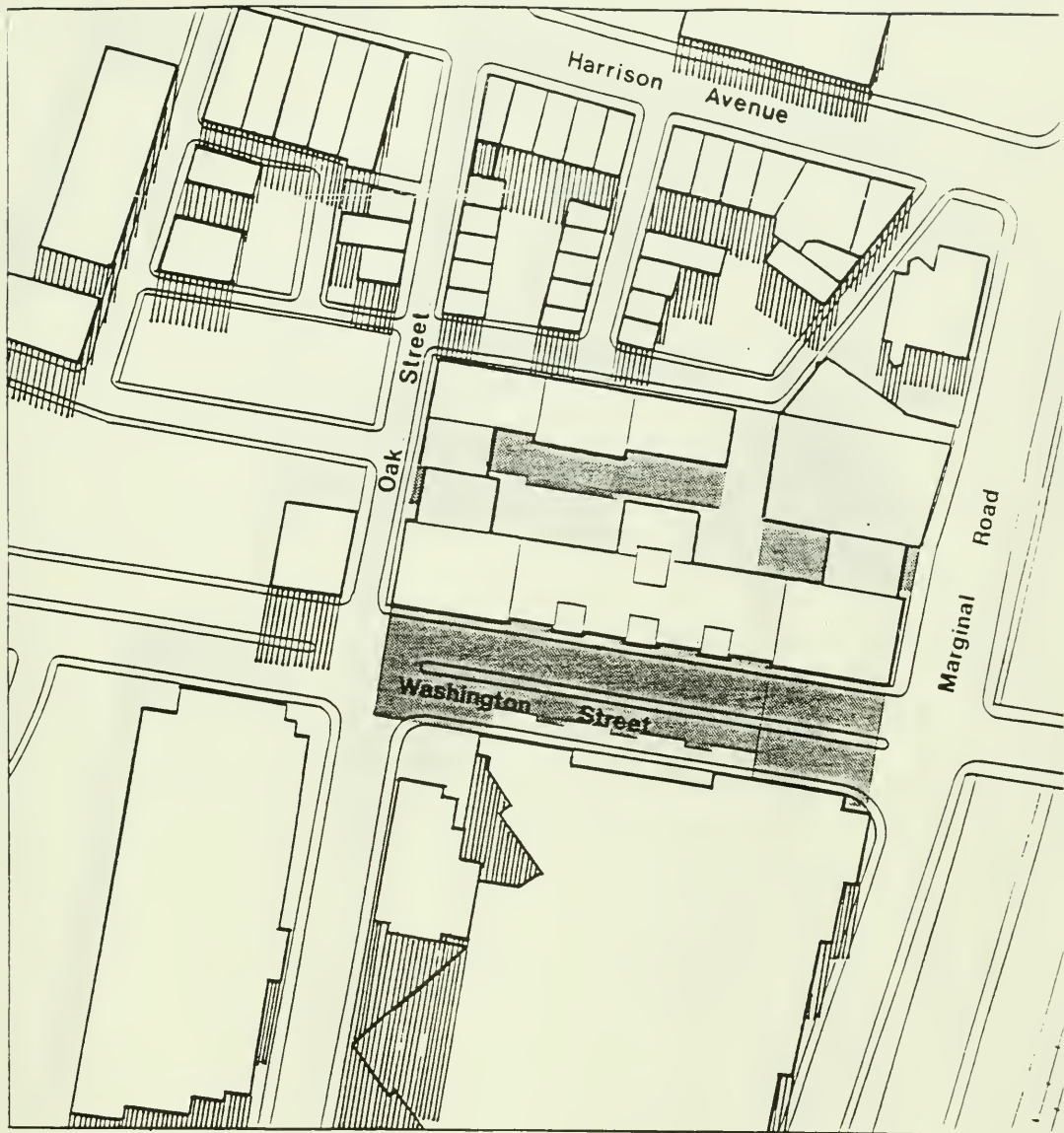
Chiu Ming Shu, Architectural Firm, Architects & Planners
100 West 1st Street, San Francisco, CA 94102, U.S.A.



WEST ELEVATION
WASHINGTON ST



SECTION COURTYARD





SHADOW STUDIES JUNE 21 9a.m.
CHINATOWN Parcel R-3/R-3A

MEI WAH VILLAGE

Chia-Ming Sze Architect Inc. Architects & Planners
326 A Street / Boston, Massachusetts 02210 / (617) 451-2727

0 50 100 200

 EXISTING SHADOWS
 NEW SHADOWS







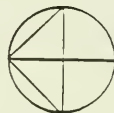
SHADOW STUDIES JUNE 21 3 p.m.
CHINATOWN Parcel R-3/R-3A

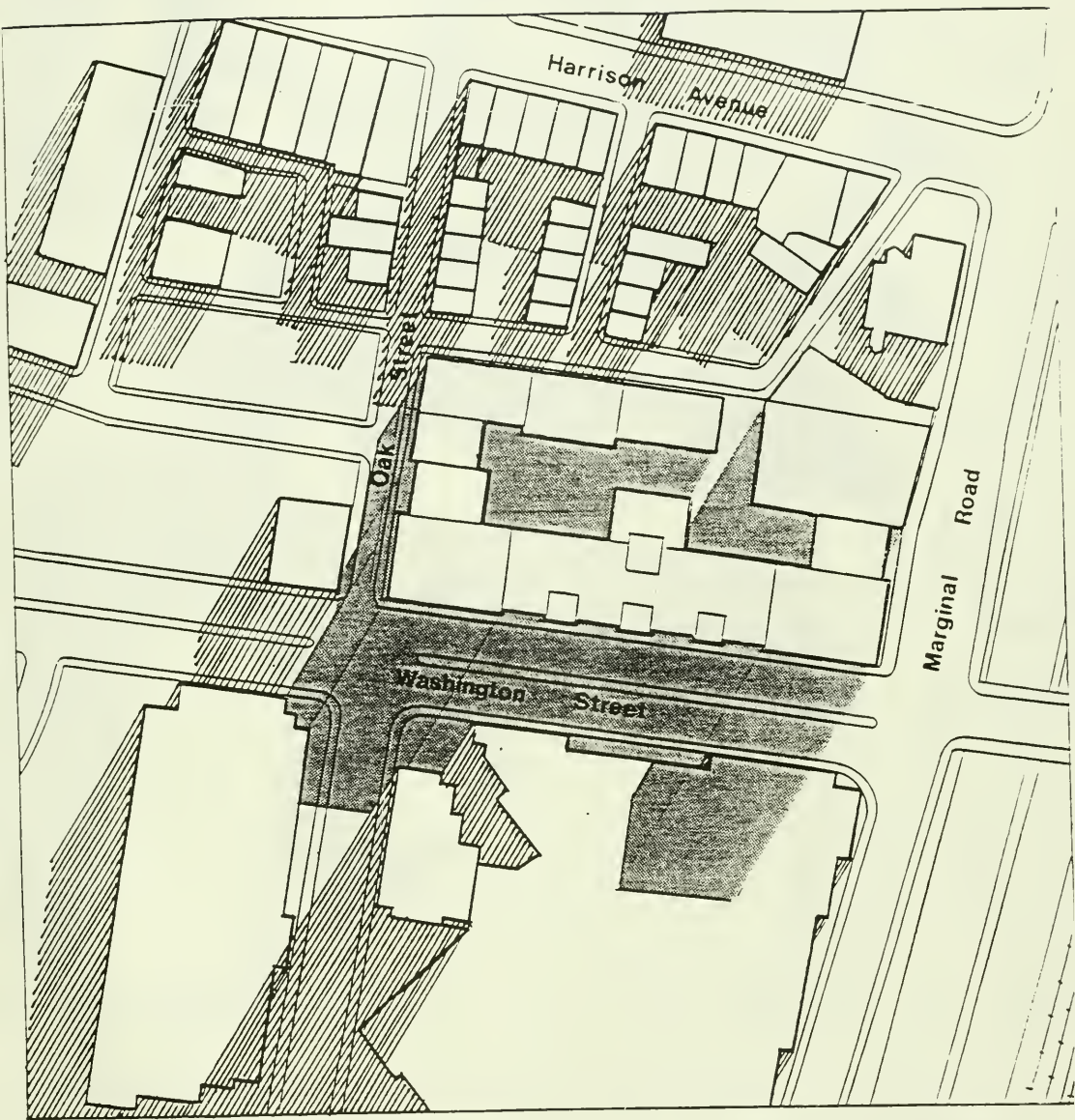
MEI WAH VILLAGE

Chia-Ming Sze Architect Inc. Architects & Planners
326 A Street / Boston, Massachusetts 02210 / (617) 451-2727

0 50 100 200

 EXISTING SHADOWS
 NEW SHADOWS







SHADOW STUDIES MARCH/SEPTEMBER 21 9a.m.
CHINATOWN Parcel R-3/R-3A

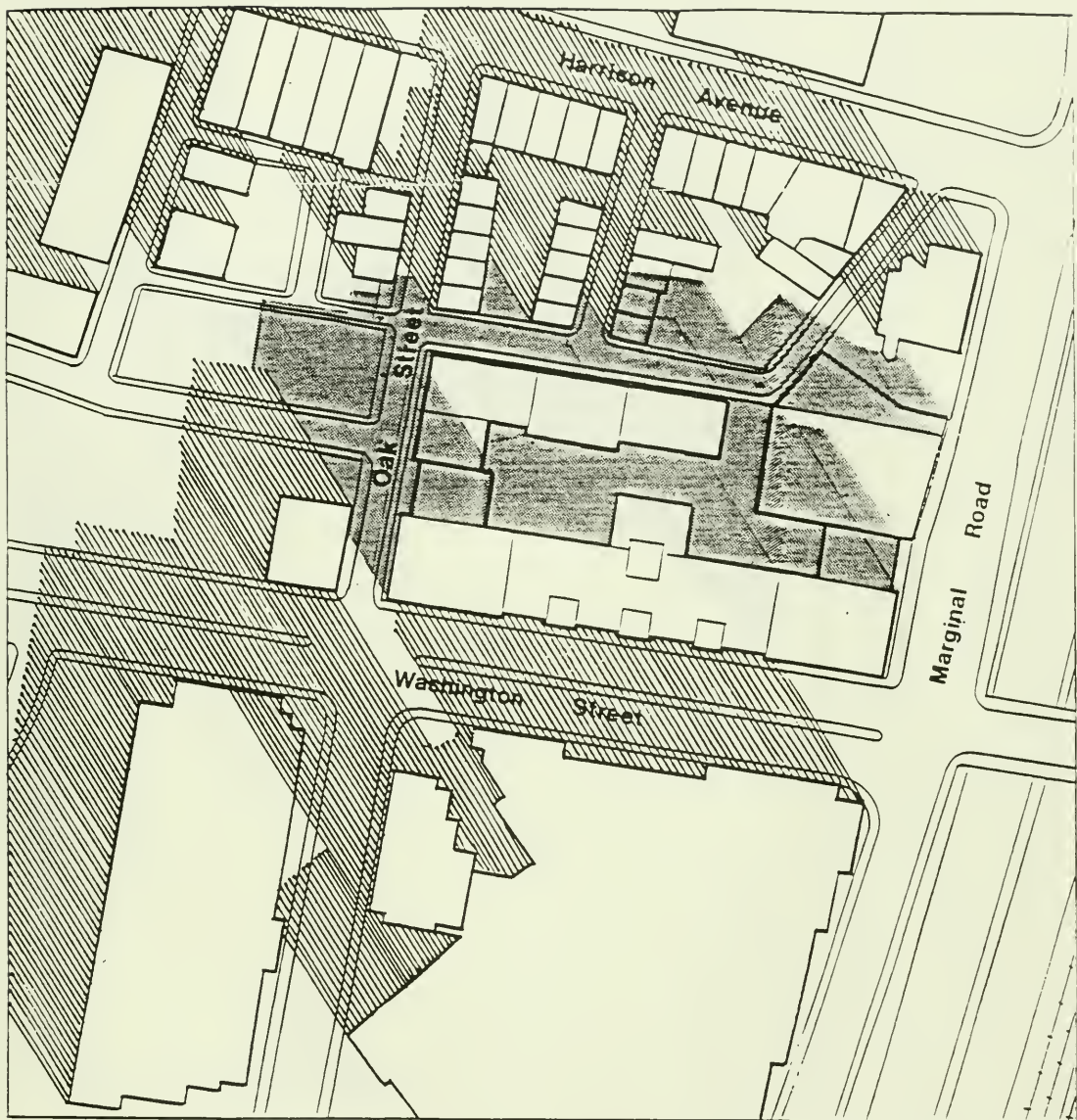


MEI WAH VILLAGE

Chia-Ming Sze Architect Inc. Architects & Planners
 Phone: (617) 451-2727

 EXISTING SHADOWS
 NEW SHADOWS

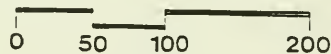






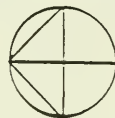
SHADOW STUDIES MARCH/SEPTEMBER 21 3p.m.
CHINATOWN Parcel R-3/R-3A

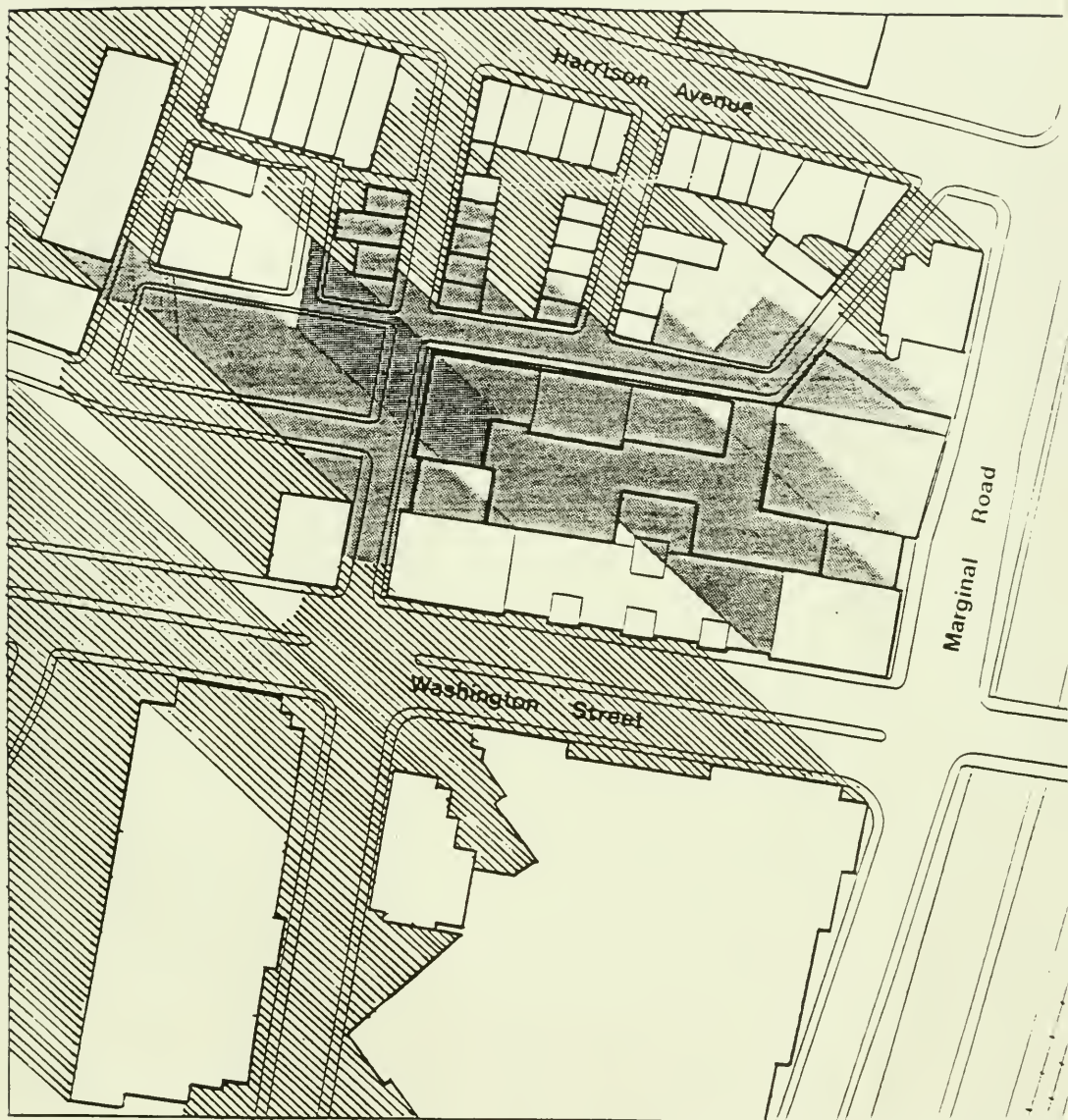
MEI WAH VILLAGE

Chia-Ming Sze Architect Inc. Architects & Planners
326 A Street / Boston, Massachusetts 02210 / (617) 451-2727



 EXISTING SHADOWS
 NEW SHADOWS

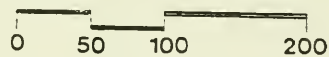




SHADOW STUDIES DECEMBER 21 3p.m.
CHINATOWN Parcel R-3/R-3A

MEI WAH VILLAGE

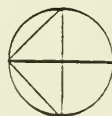
Chia-Ming Sze Architect Inc. Architects & Planners
326 A Street / Boston, Massachusetts 02210 / (617) 451-2727



EXISTING SHADOWS



NEW SHADOWS



BOSTON PUBLIC LIBRARY



3 9999 06314 805 8

